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arc UTC



STEP INTO THE arc

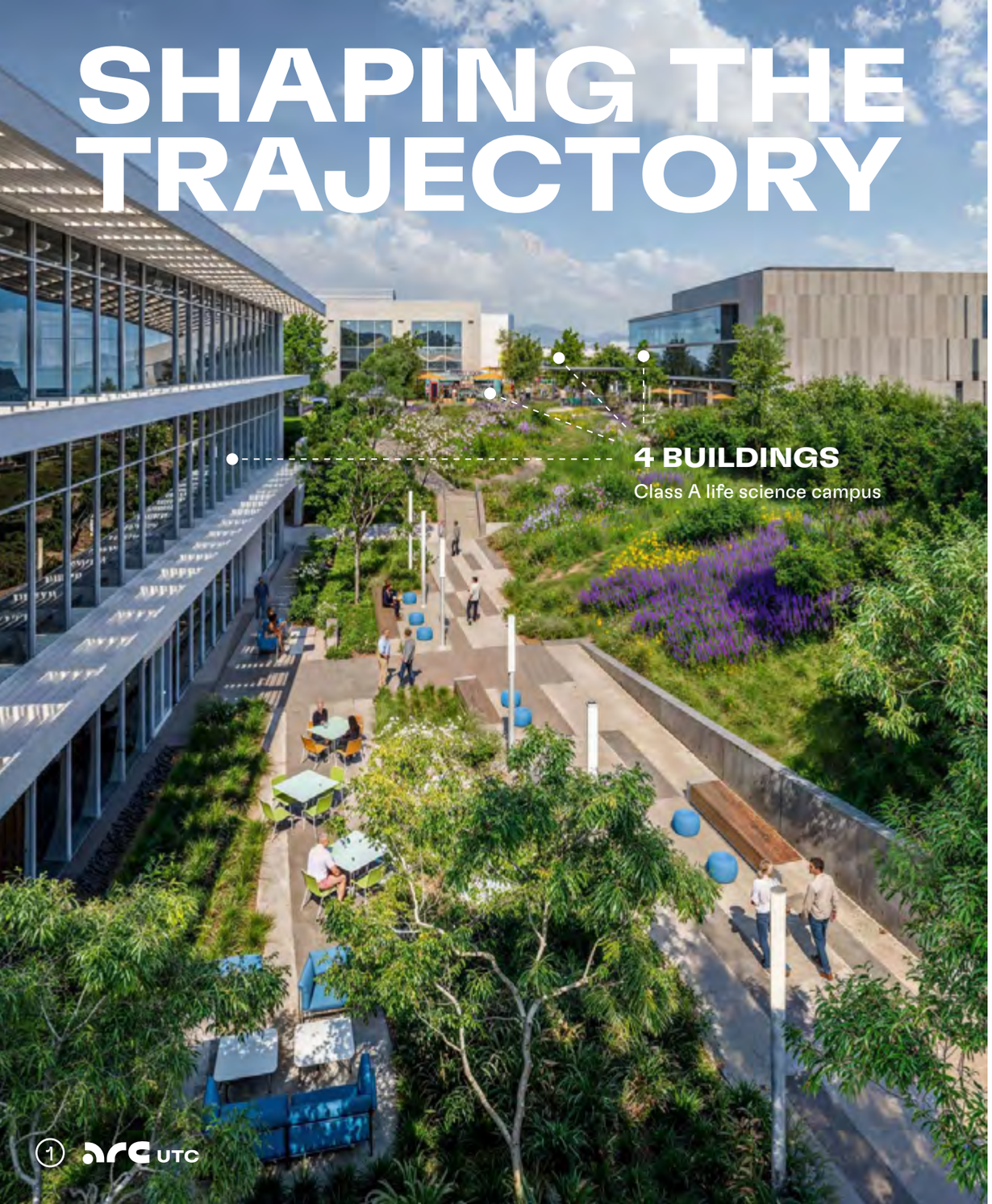
4-BUILDING CLASS A LIFE SCIENCE CAMPUS – 256,000 SF

SAN DIEGO, CA

CUSHMAN & WAKEFIELD

King Street Properties

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OF LIFE SCIENCES

Arc UTC is raising the bar for life science campuses within San Diego's thriving biotech corridor. Spanning 256,000 SF across four, state-of-the-art buildings, the campus is undergoing transformative upgrades and infrastructure enhancements to meet the evolving needs of today's leading life science companies.

CAMPUS AMENITIES

Meeting spaces, fitness center, outdoor gathering spaces, and F&B

LAB INFRASTRUCTURE

Robust building systems for life science tenants

UNIVERSITY TOWN CENTER (UTC) BIOTECH CORRIDOR

Technology and life science cluster, 0.5 miles to Westfield Mall

COMMUNITY

Surrounded by 72,000 biotech professionals

CENTRALLY LOCATED IN SAN DIEGO

Close proximity to I-5 and I-805 freeways

SIGNAGE OPPORTUNITIES

Freeway presence along I-805

THE CAMPUS



Building 1

4755 NEXUS CENTER DRIVE

3 SPEC SUITES AVAILABLE

F1: 9,847 SF | F2: 14,297 SF | F3: 16,682 SF



Building 2

4757 NEXUS CENTER DRIVE

FULL BUILDING AVAILABLE - 70,395 SF

F1: 30,314 SF | F2: 40,081 SF



Building 3

4796 EXECUTIVE DRIVE

FULL BUILDING AVAILABLE - 68,174 SF

V: 5,223 SF | F1: 17,114 SF

F2: 22,568 SF | F3: 23,269 SF



Building 4

4767 NEXUS CENTER DRIVE

FULL BUILDING AVAILABLE - 77,320 SF

F1: 38,442 SF | F2: 38,878 SF





Arc UTC is evolving into a next-generation campus designed to drive progress at every turn. With transformative upgrades underway, including advanced lab infrastructure, expanded indoor and outdoor spaces and vibrant new amenities, Arc UTC is sparking a new generation of innovation.

THE OF INNOVATION

FEATURES

- OUTDOOR WORKSPACES
- SHOWERS & LOCKERS
- FREEWAY VISIBLE SIGNAGE
- OUTDOOR EVENT SPACES
- COVERED PARKING
- VIVARIUM SUITE AVAILABLE

COMING SOON...

- NEW MOVE-IN READY LAB SUITES
- STATE-OF-THE-ART FITNESS CENTER
- COFFEE CART & CAFE
- CONFERENCE CENTER & LOUNGE
- FOOD TRUCK PROGRAM
- BRAND NEW CAMPUS PROMENADE CONNECTION

CAMPUS AMENITIES

Conference Center



Fitness Center

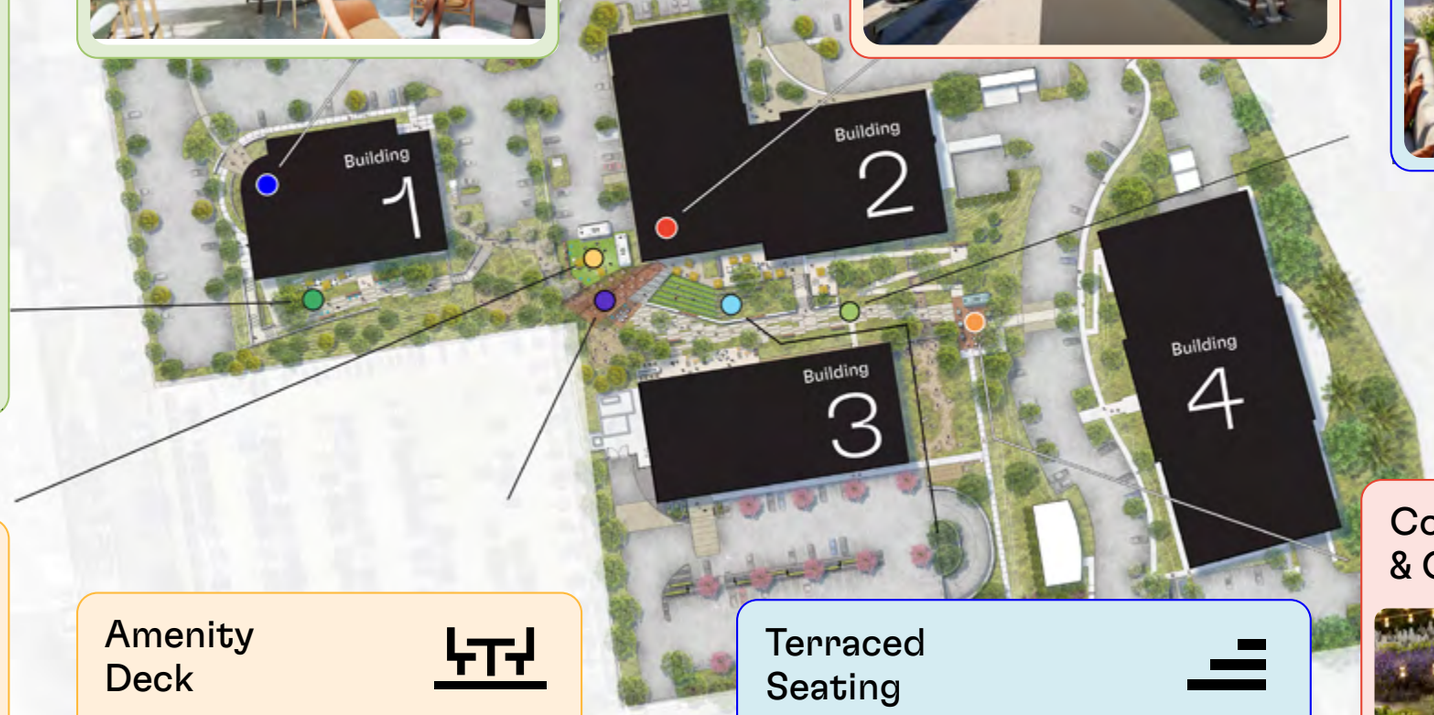


Pedestrian Promenade



Indoor/Outdoor Tenant Lounge





Food Truck & Event Space



Amenity Deck



Terraced Seating



Coffee Cart & Cafe



HOME TO THE BRIGHTEST MINDS IN BIOTECH



TOP 3
Life Sciences Market in the USA

OUR LOCATION

SAN DIEGO

Given its diverse economy, concentration of intellectual capital, highly skilled workforce and internationally recognized quality of life, San Diego is expected to be a leading national growth driver. Known as “Biotech Beach,” San Diego is home to over 1,300 life sciences companies and some of the world’s most influential tech giants. Fueled by 72,000 industry professionals, top-tier research institutions and a lifestyle that’s second to none, the region has become a launchpad for discovery and a magnet for companies looking to grow and lead on a global stage.

1,300+
life science companies

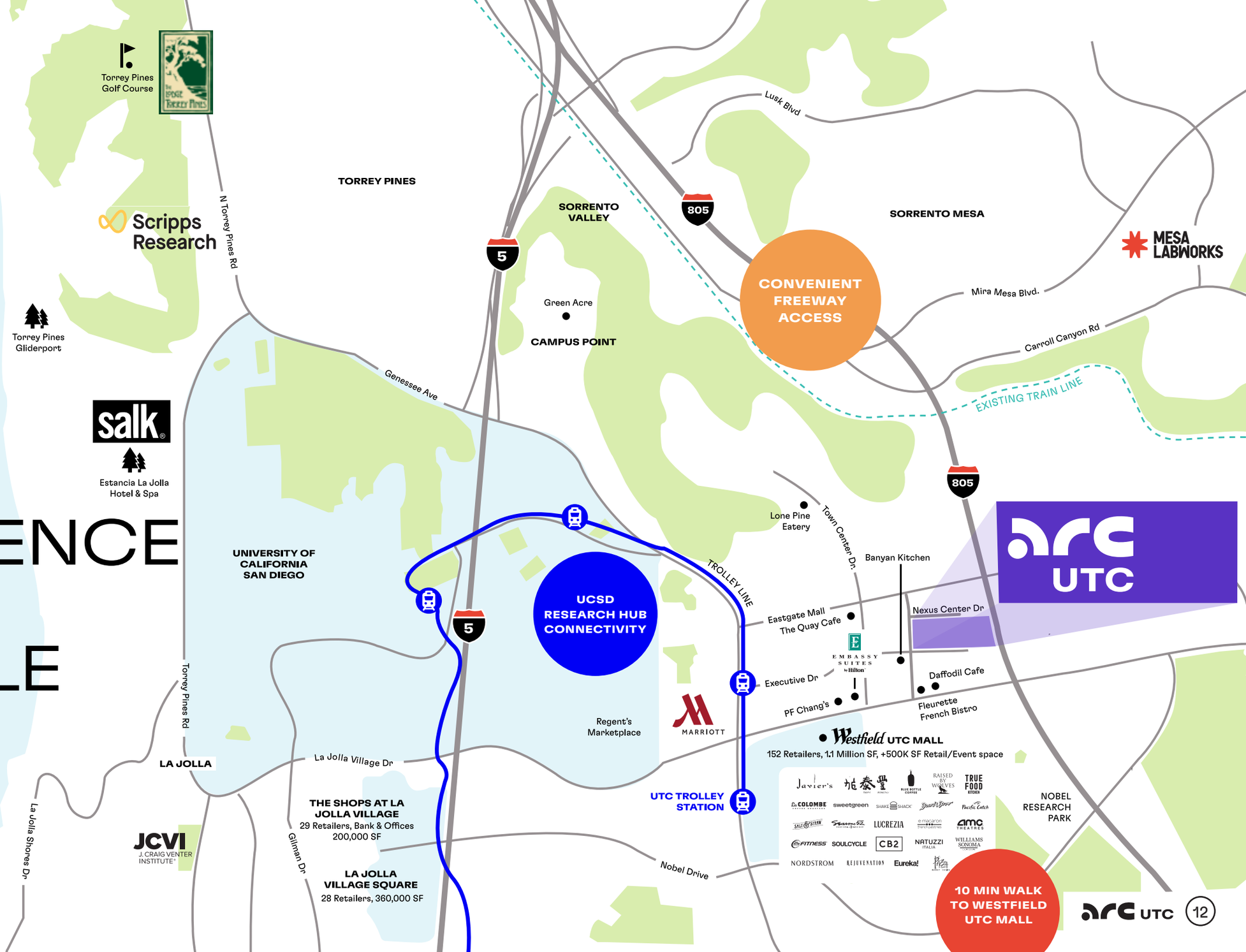
$47.8B
in economic activity

$27.7B
to local gross product

80+
research institutes

72,000 JOBS
12% increase of life sciences related jobs over the last 5 years

WHERE LIFE SCIENCE MEETS LIFESTYLE



4755 NEXUS CENTER DRIVE

Building 1

9,847 SF **DELIVERING Q3 2026**

Spec Suite Opportunity

RENOVATED	2026
FLOORS	3 full floor spec suites
AVAILABILITIES	9,847 SF, 14,297 SF and 16,682 SF suites
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking EV charging adjacent to building
LOADING	Grade level loading area
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	2,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	275 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Indoor/outdoor conferencing center and tenant lounge Outdoor patio with BBQ and pizza oven

FLOOR PLANS

F1 F2 F3



LAB · LAB SUPPORT · OFFICE/CONFERENCE

OPEN OFFICE · AMENITY · LOBBY

BUILD-OUT

LAB (50%)

- 36 6’ BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 2 FUME HOODS (8’)
- SERVICE ELEVATOR WITH DIRECT ACCESS FROM DEDICATED LOADING INTO LAB RECEIVING

OFFICE (50%)

- CONFERENCE ROOM (10 PERSON)
- 3 PRIVATE OFFICES
- OPEN OFFICE (UP TO 28 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS TO PATIO AND CONFERENCING CENTER
- DEDICATED KITCHEN/BREAK AREA

4755 NEXUS CENTER DRIVE

Building 1

14,297 SF **DELIVERING Q3 2026**

Spec Suite Opportunity

RENOVATED	2026
FLOORS	3 full floor spec suites
AVAILABILITIES	9,847 SF, 14,297 SF and 16,682 SF suites
CEILING HEIGHTS	18’
PARKING	2.5 per 1,000 parking EV charging adjacent to building
LOADING	Grade level loading area
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	2,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	275 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Indoor/outdoor conferencing center and tenant lounge Outdoor patio with BBQ and pizza oven

FLOOR PLANS

F1 F2 F3



LAB · LAB SUPPORT · OFFICE/CONFERENCE

OPEN OFFICE · AMENITY · LOBBY

BUILD-OUT

LAB (51%)

- 54 6’ BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 3 FUME HOODS (TWO 8’ AND ONE 6’)
- LOADING DOCK WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE (49%)

- CONFERENCE ROOM (12 PERSON)
- 4 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 42 WORKSTATIONS)
- RECEPTION AREA WITH DIRECT ACCESS TO MAIN LOBBY
- DEDICATED KITCHEN/BREAK AREA WITH SEPARATE ACCES TO PRIVATE PATIO

4755 NEXUS CENTER DRIVE

Building 1

16,682 SF **DELIVERING Q3 2026**

Spec Suite Opportunity

RENOVATED	2026
FLOORS	3 full floor spec suites
AVAILABILITIES	9,847 SF, 14,297 SF and 16,682 SF suites
CEILING HEIGHTS	18’
PARKING	2.5 per 1,000 parking EV charging adjacent to building
LOADING	Grade level loading area
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	2,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	275 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Indoor/outdoor conferencing center and tenant lounge Outdoor patio with BBQ and pizza oven

FLOOR PLANS

F1 F2 **F3**



LAB · LAB SUPPORT · OFFICE/CONFERENCE

OPEN OFFICE · AMENITY · LOBBY

BUILD-OUT

LAB (48%)

- 72 6’ BENCHES
- 1 TISSUE CULTURE ROOM
- 2 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 3 FUME HOODS (TWO 8’ AND ONE 6’)
- SERVICE ELEVATOR WITH DIRECT ACCESS FROM DEDICATED LOADING INTO LAB RECEIVING

OFFICE (52%)

- CONFERENCE ROOM (14 PERSON)
- 8 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 56 WORKSTATIONS)
- PRIVATE ATRIUM LANDING AND RECEPTION AREA
- DEDICATED KITCHEN/BREAK AREA

4757 NEXUS CENTER DRIVE

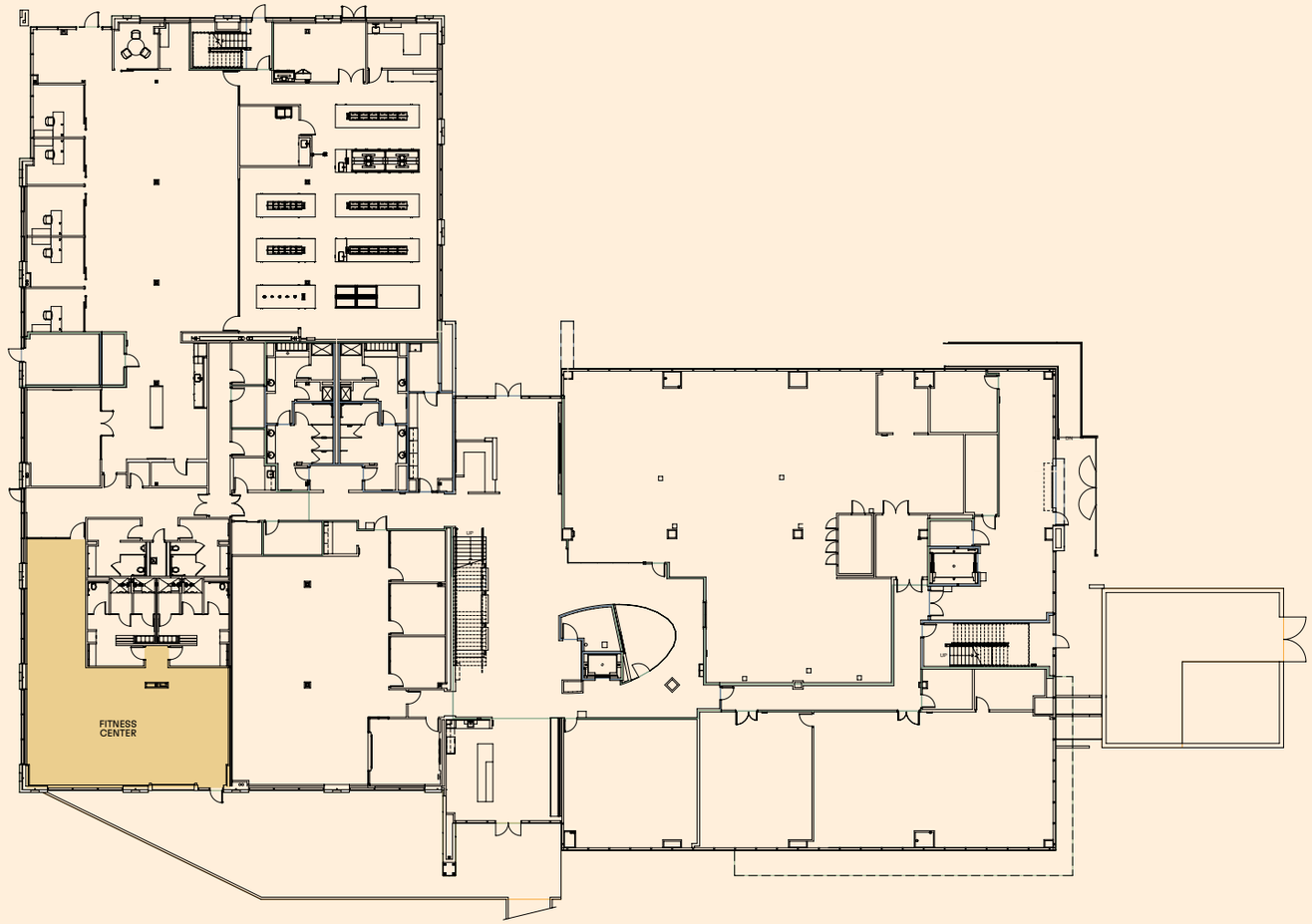
Building 2

30,314 SF AVAILABLE NOW

RENOVATED	2013
FLOORS	2 full floors
AVAILABILITIES	30,314 SF and 40,081 SF suites
CEILING HEIGHTS	F1 - 14'6" and F2 - 17'
PARKING	2.5 per 1,000 parking
LOADING	Trailer height loading area
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum Steam plant Exterior bulk Nitrogen tank
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	4,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	500 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	State of the art fitness center with showers and lockers

FLOOR PLANS

F1 F2



AMENITY

4757 NEXUS CENTER DRIVE

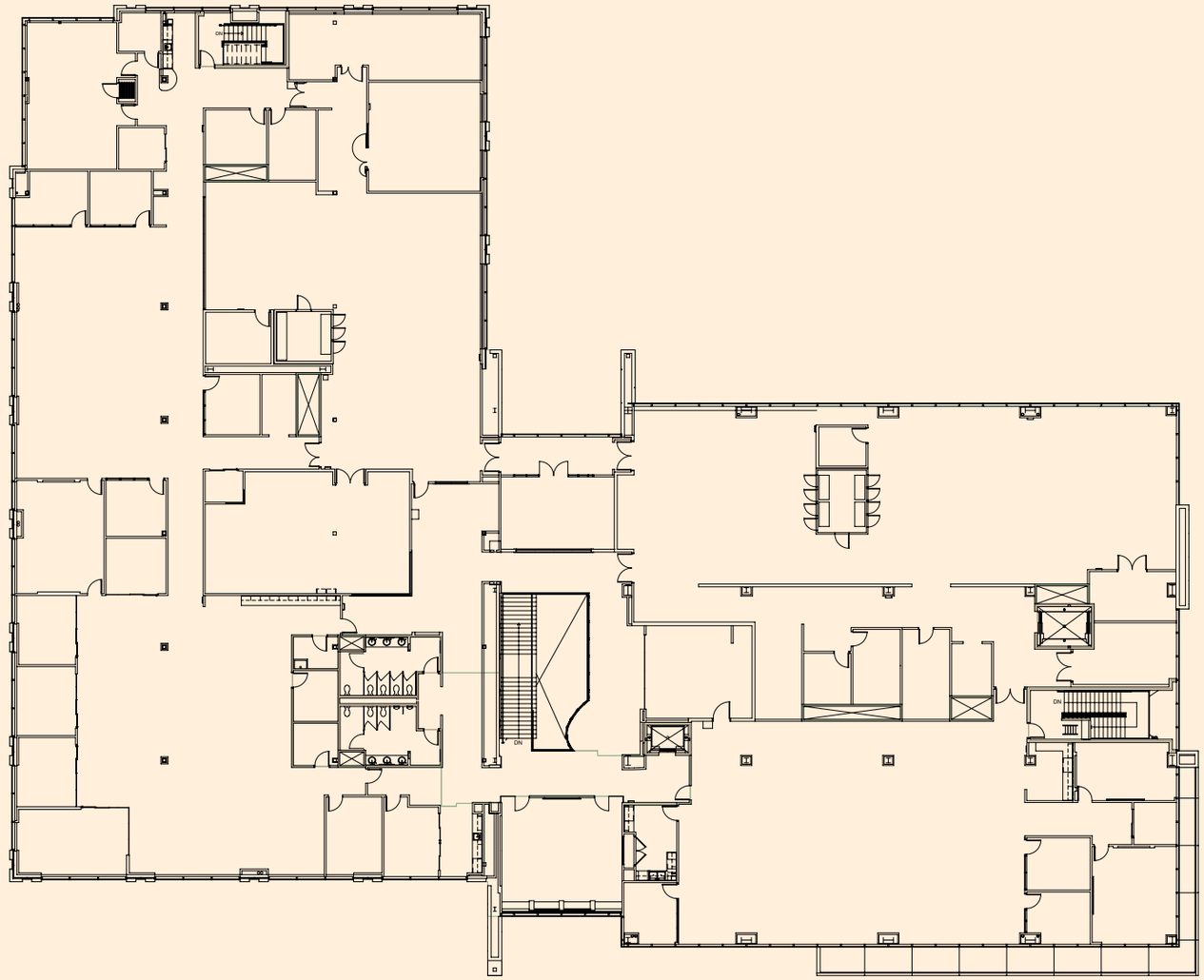
Building 2

40,081 SF AVAILABLE NOW

RENOVATED	2013
FLOORS	2 full floors
AVAILABILITIES	30,314 SF and 40,081 SF suites
CEILING HEIGHTS	F1 - 14'6" and F2 - 17'
PARKING	2.5 per 1,000 parking
LOADING	Trailer height loading area
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum Steam plant Exterior bulk Nitrogen tank
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	4,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	500 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	State of the art fitness center with showers and lockers

FLOOR PLANS

F1 F2



4796 EXECUTIVE DRIVE

Building 3

5,223 SF **AVAILABLE NOW**

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	5,223 SF, 17,114 SF, 22,568 SF and 23,269 SF available
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors Common area tenant lounge and training area/conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS

V F1 F2 F3



VIVARIUM

BUILD-OUT

VIVARIUM

- 4 HOLDING ROOMS
- 2 SURGERY ROOMS
- 7 PROCEDURE ROOMS
- NECROPSY ROOM
- GOWNING AREA
- FOOD/BED STORAGE AREA
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

4796 EXECUTIVE DRIVE

Building 3

17,114 SF **AVAILABLE NOW**

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	5,223 SF, 17,114 SF, 22,568 SF and 23,269 SF available
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors Common area tenant lounge and training area/conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS

V F1 F2 F3



LAB · LAB SUPPORT · OFFICE/CONFERENCE · OPEN OFFICE · AMENITY · LOBBY

BUILD-OUT

LAB (51%)

- 90 6’ BENCHES
- 9 LAB SUPPORT ROOMS
- 1 LAB STORAGE ROOM
- 3 FUME HOODS (8’)

OFFICE (49%)

- 1 CONFERENCE ROOM (6 PERSON)
- 4 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 33 WORKSTATIONS)
- LOBBY & RECEPTION AREA
- DEDICATED TRAINING ROOM

4796 EXECUTIVE DRIVE

Building 3

22,568 SF **AVAILABLE NOW**

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	5,223 SF, 17,114 SF, 22,568 SF and 23,269 SF available
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors Common area tenant lounge and training area/conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS

V F1 F2 F3



LAB
LAB SUPPORT
OFFICE/CONFERENCE
OPEN OFFICE
AMENITY
LOBBY

BUILD-OUT

LAB (47%)

- 86 6’ BENCHES
- 3 LAB SUPPORT ROOMS
- 22 FUME HOODS (6’)
- SERVICE ELEVATOR WITH SEPARATE LAB RECEIVING AREA

OFFICE (53%)

- 2 CONFERENCE ROOMS (8 PERSON)
- 9 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 24 WORKSTATIONS)
- RECEPTION AREA AND SECURE ELEVATOR LOBBY

4796 EXECUTIVE DRIVE

Building 3

23,269 SF **AVAILABLE NOW**

CONSTRUCTION	2016 exposed cast-in-place concrete
FLOORS	3 full floors and vivarium
AVAILABILITIES	5,223 SF, 17,114 SF, 22,568 SF and 23,269 SF available
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	3,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	350 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Open-air circulating stair connecting all floors Common area tenant lounge and training area/conference space Outdoor patio with fire pit and lounge seating

FLOOR PLANS

V F1 F2 **F3**



LAB
LAB SUPPORT
OFFICE/CONFERENCE
OPEN OFFICE
AMENITY
LOBBY

BUILD-OUT

LAB (47%)

- 86 6’ BENCHES
- 3 LAB SUPPORT ROOMS
- 22 FUME HOODS (6’)
- SERVICE ELEVATOR WITH SEPARATE LAB RECEIVING AREA

OFFICE (53%)

- 2 CONFERENCE ROOMS (8 PERSON)
- 9 PRIVATE OFFICES
- 2 HUDDLE/SMALL CONFERENCE ROOMS
- OPEN OFFICE (UP TO 24 WORKSTATIONS)
- RECEPTION AREA AND SECURE ELEVATOR LOBBY

4767 NEXUS CENTER DRIVE

Building 4

38,442 SF AVAILABLE NOW

CONSTRUCTION	2006, lab build out 2024
FLOORS	2 full floors
AVAILABILITIES	38,442 SF and 38,878 SF available - single tenant opportunity
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	4,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	525 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Private outdoor patio Freeway-visible building-mounted signage

FLOOR PLANS CONCEPTUAL

F1 F2



LAB
LAB SUPPORT
OFFICE/CONFERENCE
OPEN OFFICE
AMENITY
LOBBY

BUILD-OUT

LAB (48%)

- 90 6’ BENCHES
- 7 LAB SUPPORT ROOMS
- 1 AUTOCLAVE ROOM
- 1 FREEZER ROOM
- 1 COLD ROOM
- 4 FUME HOODS (8’)
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE (52%)

- 5 CONFERENCE ROOMS (6-12 PERSON)
- 10 PRIVATE OFFICES
- 3 HUDDLE/PHONE ROOMS
- OPEN OFFICE (UP TO 82 WORKSTATIONS)
- DEDICATED KITCHEN/BREAK AREA
- PRIVATE RESTROOMS WITH SHOWERS

4767 NEXUS CENTER DRIVE

Building 4

38,878 SF AVAILABLE NOW

CONSTRUCTION	2006, lab build out 2024
FLOORS	2 full floors
AVAILABILITIES	38,442 SF and 38,878 SF available - single tenant opportunity
CEILING HEIGHTS	15’
PARKING	2.5 per 1,000 parking Private subterranean garage
LOADING	Dedicated loading dock
LAB INFRASTRUCTURE	RO/DI water CDA/Vacuum
HVAC	2 CFM/12 ACH to lab spaces
ELECTRICAL	4,000 amps of 480 volt, 3 phase electrical service
EMERGENCY POWER	525 kW generator providing 8w/SF of back-up power to lab spaces
AMENITIES	Private outdoor patio Freeway-visible building-mounted signage

FLOOR PLANS CONCEPTUAL

F1 F2



LAB
LAB SUPPORT
OFFICE/CONFERENCE
OPEN OFFICE
AMENITY
LOBBY

BUILD-OUT

LAB (50%)

- 120 6’ BENCHES
- 5 LAB SUPPORT ROOMS
- 1 FREEZER ROOM
- 1 COLD ROOM
- 12 FUME HOODS (8’)
- SERVICE ELEVATOR WITH DIRECT ACCESS INTO LAB RECEIVING

OFFICE (50%)

- 6 CONFERENCE ROOMS (6-12 PERSON)
- 10 PRIVATE OFFICES
- 3 HUDDLE/PHONE ROOMS
- OPEN OFFICE (UP TO 80 WORKSTATIONS)
- DEDICATED KITCHEN/BREAK AREA

A PROJECT BY

KSP King Street Properties
Life | Science | Real Estate

YOUR PARTNER FOR THE NEXT GENERATION

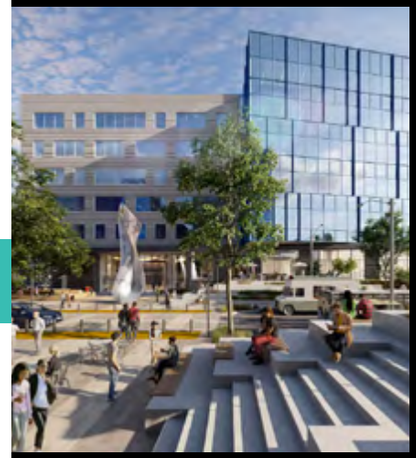
Arc UTC is proudly owned and operated by King Street Properties, a national leader dedicated to serving the real estate needs of science-driven companies and institutions.

Known as one of the country's preeminent life science developers, King Street currently owns and operates facilities in prominent life science hubs including Boston, San Francisco, San Diego, the Research Triangle, and New York. Unmatched technical expertise, access to capital, and a people-centered approach make King Street your ideal partner for advanced space solutions.

"King Street is focused on providing best-in-class real estate opportunities to life science companies and we look forward to helping more firms with their lab and office needs in San Diego."

-SONIA TANEJA, MANAGING DIRECTOR

THE LANDING
BURLINGAME, CA





ALLSTON LABWORKS
ALLSTON, MA

MESA LABWORKS
SAN DIEGO, CA



20 YEARS
of experience providing real estate solutions to science-based companies

6.5 MILLION SF
of life science real estate owned, operated, and in development

CUSTOMERS INCLUDE

voyager THERAPEUTICS
Commonwealth Fusion Systems
SUN PHARMA
novo nordisk
GSK
NOVARTIS